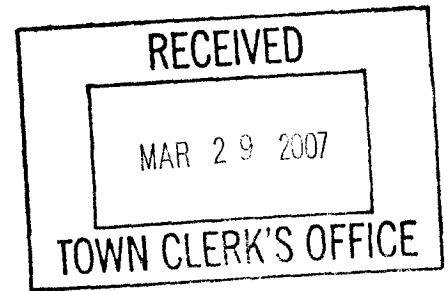




## **Town of New Windsor**

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New Windsor, New York 12553  
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### **OFFICE OF THE PLANNING BOARD**



**WEDNESDAY -- MARCH 28, 2007 - 7:30 PM**

### **TENTATIVE AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES DATED: 2/28/07 & 3/14/07**

### **REGULAR ITEMS:**

- 1. MICHAEL LUCAS SUBDIVISION (07-11) NYS RT. 94 (LUCAS)**  
Proposed 2-lot residential subdivision.
- 2. APPLE RIDGE SUBDIVISION (06-24) SHAW ROAD (ESPOSITO & ASSOC.)** Proposed 45-lot residential subdivision.

### **DISCUSSION**

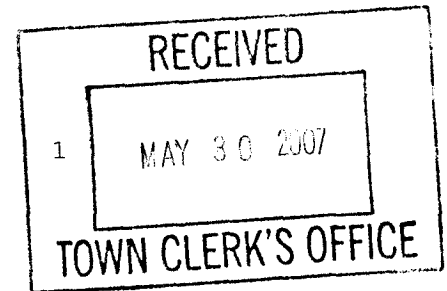
- 3. THE LITTLE GYM - Destinta Theater Complex**

### **ADJOURNMENT**

**(NEXT MEETING - APRIL 11, 2007)**

REVISED 3-27-07

March 28, 2007



TOWN OF NEW WINDSOR

PLANNING BOARD

MARCH 28, 2007

MEMBERS PRESENT: JERRY ARGENIO, CHAIRMAN  
NEIL SCHLESINGER  
HOWARD BROWN  
DANIEL GALLAGHER

ALTERNATES: HENRY SCHEIBLE

ALSO PRESENT: MARK EDSALL, P.E.  
PLANNING BOARD ENGINEER

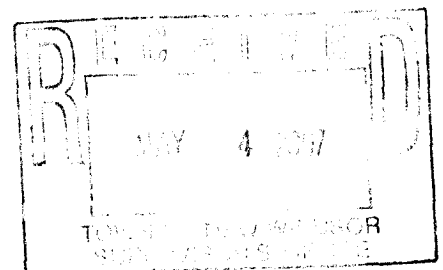
MICHAEL BABCOCK  
BUILDING INSPECTOR

MYRA MASON  
PLANNING BOARD SECRETARY

DOMINIC CORDISCO, ESQ.  
PLANNING BOARD ATTORNEY

ABSENT: HENRY VAN LEEUWEN

MR. ARGENIO: I'd like to call the meeting of the New Windsor Planning Board to order. Couple of announcements. First off, Joe Minuta is not up on the dais tonight, the members will find in their packets a note requesting a decision from the ethics board sent by me two weeks ago and what it was, I'm sure everybody was here, there was a question of whether or not if



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you're a licensed professional in the town if you can represent clients as a licensed professional in front of this board and also be on this board. The ethics board rendered their decision and they said no, they can't do that. So Mr. Minuta in graceful fashion as always elected to resign his position from the planning board. And we certainly appreciate his many years of service and he will be sorely missed. And he's in the audience tonight so I'll say thank you, Joe, for many years.

MR. MINUTA: Thank you all.

MR. ARGENIO: I will also say that the Town Board has elected to promote Dan Gallagher, he's been an alternate for quite a few years and he's certainly done his time and I discussed this with the Town Supervisor and both him and I are in agreement. He made recommendations to the Town Board and I'm told that they unanimously voted to bring Dan Gallagher up to a regular member status. So you can if you want sit up with me tonight.

REGULAR\_ITEMS

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MICHAEL\_LUCAS\_SUBDIVISION\_(07-11)

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MR. ARGENIO: First guys up is Mike Lucas, a blast from the past. This application proposes a minor subdivision of 1.4 acre parcel into two single family residential lots. The application was reviewed on a concept basis only. Somebody here to represent this? I see Mike in the audience. Hello, Mr. Lucas.

Mr. Daniel Yanosh appeared before the board for this proposal.

MR. ARGENIO: Give us a quick overview of what you want to do.

MR. YANOSH: Mike and Arlene live on the corner of Quassaick and Lucas Drive in a single-family house. As part of an old subdivision it was filed many, many years ago, two lots, the lots themselves were split a little differently, really 90 degrees to this, the lot lines they went straight back from Quassaick back to Lucas Drive and the old subdivision filed back in 1945 proposed a two lot residential subdivision. The existing house will be lot 1 with .70 Acres, lot number 2 also .70 acres would have a new house for Mike and Arlene. The other one's getting too big, they want to get something smaller. We understand we need some variances from the ZBA for lot size and for rear yards on both of the parcels.

MR. ARGENIO: What's the hardship? I'm curious.

MR. YANOSH: Well, they were small lots before many years ago built and subdivided in 1945 and the other lots in the whole area are about the same size. Once we split this in half, you'll see all the lots that are on Stonecrest and Lucas Drive are about the same size, we're looking to see him get a variance from the zoning

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board of that nature.

MR. ARGENIO: That's true, they're all the same size.

MR. LUCAS: If you look at that lot that I'm creating there's three houses there about a third of an acre, quarter of an acre, that lot will almost still be 3/4 to 7/8 of an acre. My wife and I were born and raised here, I want to stay here. I'm still active in the community, want to stay here and we just want a smaller house and I don't want to move.

MR. ARGENIO: Mark, I don't see any tricks here.

MR. EDSALL: It's a referral ZBA. The applicant has already built into the design some of our discussions at the workshop relative to the placements of the driveway and trying to find the best access routes so that the slope is minimized. I did have a verbal discussion with the highway superintendent and he's looking at it and one concern he had which he'll work with myself to get included on the plan is just some additional guiderail up on the top, he's concerned about possibility of vehicles leaving Lucas Drive up on the top of the hill.

MR. ARGENIO: And landing in your living room.

MR. LUCAS: I let him take, he came up this summer or this past fall, they had one truck that did slide down into the property and there's a bunch of trees that are up there. So I told them take down whatever trees you want, so we worked together on that, we took them down and I'm going to make it so it's in that particular area so that if they do go off, there's a built-in gutter, one of the old types that had concrete and whatever and I'm going to build that area up so even if they do slide off--

MR. ARGENIO: It's going to be a tough build on that

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house, that's your issue, not mine. If anybody agrees, I'll accept a motion the Planning Board assume position of lead agency under SEQRA.

MR. SCHLESINGER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself lead agency under the SEQRA review process. No further discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Unless anybody has any questions about this relatively simple application, I will accept a motion that we declare that this application is incomplete at this time.

MR. SCHLESINGER: Motion.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare the Lucas minor subdivision application incomplete at this time, thus forwarding them to the zoning board. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE

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MR. GALLAGHER        AYE  
MR. ARGENIO         AYE

MR. ARGENIO: Thank you, good Luck, Mike.

MR. CORDISCO: Just one other thing on this application when it comes back it will have to be referred to the County Planning Department given its proximity to Route 94 but that won't take place, no need to refer it until after they've gotten whatever they have to get from the Zoning Board of Appeals.

MR. ARGENIO: Even for something as similar as this, chopping a lot in half? It's because of the proximity of its location to Route 94?

MR. CORDISCO: Even if it was just a simple lot line change there's provisions in the law.

MR. ARGENIO: Okay.

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APPLE\_RIDGE\_SUBDIVISION\_(06-24)

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MR. ARGENIO: Next on the agenda tonight is Apple Ridge major subdivision on Shaw Road. It's a resubdivision of lands of Miner, we've seen this a few times, folks. This application proposes division of the total of 197 acres into 45 single family residential lots. The plan was previously reviewed at the 25 October, 2006 planning board meeting. Somebody here to represent this?

Mr. Joseph Pfau appeared before the board for this proposal.

MR. EDSALL: A correction to show so we don't create more confusion the word increase should be decrease, it's gone from 49 to 45, that's typed wrong on the first comment.

MR. ARGENIO: Okay.

MR. PFAU: Good evening, my name is Joe Pfau representing the applicant. Quickly just go through the modifications that we made to the plan since the last time we were here. There were a number of issues that were raised and we had subsequent workshop meetings, two workshop meetings, one having to do with the subdivision comments and one more technical in regards to the actual storm water comments.

MR. ARGENIO: I don't see a storm water plan or a grading and drainage plan as part of this application, am I missing it possibly?

MR. PFAU: Yes, the grading plan is included in the subdivision sheets.

MR. ARGENIO: What page?

MR. PFAU: Sheet 4 through 9 included.



MR. ARGENIO: Go ahead, Joe.

MR. PFAU: Erosion control plan are sheets 12 and 13 and the storm water ponds show up on individual sheets on the subdivision plans wherever they're located.

MR. ARGENIO: Go ahead.

MR. PFAU: With regard to the layout, the layout with regards to the roadways really didn't change substantially and neither did the lots, the major exception is the storm water ponds are on their own parcels of land, they were originally included in the proposed lots. Now they have been put in their own lots. And the other major modification with regards to the layout is where you see proposed lots 42 and 43 the large lots with the existing ponds we're proposing a private road to service those two lots. Otherwise, the comments pretty much responded to the two technical comments from McGoe, Hauser & Edsall's office. We have shown all the soils data now, that's pretty much it.

MR. ARGENIO: Did your people witness the perc test out here?

MR. EDSALL: Well, this is one that goes to the County Health Department.

MR. ARGENIO: Mark, let me ask you a question, without me getting into these plans into the minutia of these plans, they call for Belgian block curb.

MR. EDSALL: Yes.

MR. ARGENIO: Blocks should be set on 8 inch minimum course of approved roadway sub-base, don't they set that block wet in concrete?

MR. EDSALL: They put the stone down, the item and then they form and pour the bed.

MR. ARGENIO: Then they put the block in the bed of concrete, is that what his detail shows?

MR. EDSALL: His detail is very close but we have a standard detail that the town--

MR. ARGENIO: He's going to include the standard detail, that's the end of that.

MR. EDSALL: I put a correction so their detail matches our detail.

MR. PFAU: Yes.

MR. ARGENIO: What about the private road detail on the plan, Mr. Pfau, can you tell me about that?

MR. EDSALL: Mr. Chairman, the reason why that comment is on page 3 we thought there was two parallel driveways at one point, now with Joe's presentation, I understand and recall our discussion from a while ago that he was looking to make that not only a private road but there's going to be an easement to the pond.

MR. PFAU: Yes, that's correct.

MR. EDSALL: So that comment has been explained by his presentation.

MR. ARGENIO: Myra, do you have their, do you have anything from county yet?

MS. MASON: No, Highway Department.

MR. ARGENIO: Highway's still reviewing your plan, Mr. Pfau, it's been referred to the County, Myra's checking right now to see if we've heard from them. Joe, let me

ask you this, absent Department of Health compelling you to make sweeping changes, how close are you to having this edification of the plans being the final version?

MR. PFAU: Well, it's very close, matter of fact, once we received we'll be submitting to the Army Corps for a wetlands permit, they may have some comments and we'll also be getting water quality certification from the DEC along with that which he generally doesn't generate any changes to the plan.

MR. ARGENIO: What's your smallest lot size?

MR. PFAU: The smallest lot size?

MR. GALLAGHER: Lot 49, maybe.

MR. ARGENIO: I'm looking for the size.

MR. PFAU: Smallest lot size is 1.85 acres.

MR. ARGENIO: Just is in conformance with the zoning.

MR. PFAU: That's correct, that's the one at the end of the cul-de-sac that would be lot number 18, most of the lots are well above that, this actual area over here where the lots are right at the minimum the soils are exceptional.

MR. ARGENIO: I'd like to know the definition of that in the west end of the Town of New Windsor. Mark, what did the or Dominic, what are the mechanics of having the public hearing before Department of Health? Is there any issue with that?

MR. EDSALL: You have to have preliminary approval to go to the Department of Health, you can't give preliminary approval until you have the public hearing so it's a done deal.

MR. ARGENIO: You have quite a few cleanup issues here, Mr. Pfau.

MR. EDSALL: Mr. Chairman, there's a lot of focus on the storm water, and I will just remind the board members that because of the new Phase 2 regulations and the desire to get that issue resolved before we move forward on plans to the Health Department so it doesn't backfire that you get to the Health Department and the plans have to change because of storm water we pretty much I ask our people to do a final review on storm water at preliminary levels so that tends to generate detailed comments but it makes more sense to get that out of the way now.

MR. ARGENIO: I think that makes sense.

MR. EDSALL: I don't think we have any choice, when they come out with Phase 3, it will probably be worse.

MR. ARGENIO: Where did you say you are with Army Corps of Engineers, Mr. Pfau?

MR. PFAU: We have submitted to Army Corps for the jurisdictional determination, we'll also be, we're in for permitting for our wetlands disturbance between a 1/10 and 1/2 acre and that's an approval that we certainly have to come prior to we'll be back here for final.

MR. ARGENIO: Give us a minute just to thumb through this because this has been a while since we've seen this. Mark, was there any discussion with the highway superintendent about the need for guardrail anywhere? I see some pretty steep slopes here.

MR. EDSALL: I believe and Joe, correct me if I'm wrong, we had talked at the workshop and then a followup with comments that we asked that they obtain a

slope no greater than 1 on 3 if possible, were you able to do that in all areas?

MR. PFAU: We did that in every situation except in the portion of the roadway where we're close to the wetlands, we're in a fill area right there, so we maintained a 2 on 1 to minimize the disturbance.

MR. EDSALL: I'll make a note to go over that with Mr. Pfau.

MR. PFAU: That's the only place, every place else we accommodated 3 on 1.

MR. ARGENIO: So we have not heard from county yet, you said your ponds are on separate lots?

MR. PFAU: That's correct.

MR. CORDISCO: You should know that the County's timeframe is 30 days but they also have up until the time that you actually make a decision so it's not as if the time has expired.

MR. ARGENIO: What does that mean they have 30 days or they have up until the time we make a decision?

MR. CORDISCO: That's correct.

MR. ARGENIO: What does that mean?

MR. CORDISCO: You can act after 30 days but their comments could come in, let's say it takes you longer than 30 days, takes you six months from the time that he refers it before the plans are ready for final approval, well, if the comments come in two days prior to you taking action to give approval well then you have to listen to them.

MR. ARGENIO: Okay.

MR. CORDISCO: I was talking about County Planning.

MR. ARGENIO: Yes.

MR. PFAU: Mr. Chairman, running through these comments they're cleanup issues and I don't see anything significant as far as, and I respectfully request the board consider a public hearing, scheduling a public hearing.

MR. ARGENIO: We're getting to that, we're getting to that. As I said, Mr. Pfau, there's quite a bit going on here, I don't know that everybody's seen this especially Danny and I want to give everybody the chance to thumb through it.

MR. PFAU: Fair enough. Neil, is anything jumping out at you, Howard or Danny? I think we should talk about the guardrail or have Mark speak about the guardrail thing with Anthony, looks quite steep in that one area. Mark, how far can we go with this tonight? We're looking to authorize the public hearing tonight that's it, yes?

MR. EDSALL: Yes and given the fact that the areas that are under the jurisdiction of the County Health Department are effectively removed from our review that tends to make things a lot less complicated at this phase for us. I think the plans have enough information on them that you could authorize a public hearing. I would suggest that it would be subject to making the revisions and both sets of comments, the regular comments and the storm water comments so that the plans are complete and ready for review.

MR. ARGENIO: Okay, if anybody sees fit, I'll accept a motion that we authorize a mandatory public hearing.

MR. SCHLESINGER: So moved.

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MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board authorize the scheduling of the public hearing Apple Ridge major subdivision subject to Mark's notes in his comments sheet being applied to the plans. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

DISCUSSION

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THE\_LITTLE\_GYM\_-\_DESTINTA\_THEATER\_COMPLEX

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MR. ARGENIO: Discussion, The Little Gym.

Mr. Joseph Minuta appeared before the board for this proposal.

MR. MINUTA: Good evening, Mr. Chairman, members of the board, Supervisor, my name is Joseph Minuta for the record Minuta Architecture representing Martin Kenwood with regard to the theater. There's been some discussion with regard to the parking spaces, it's my understanding Mr. Kenwood is drafting a letter and has had some discussions with the Town engineer with regard to this for this particular application. We have done parking calculations for the site at the peak hours of usage using today's current zoning calculations of 250 square feet per space versus the old which is 300 square feet per space, this actually increases the number of spaces required that will be current. This is grandfathered to the other one but I did the calculation for today's standards so that you understand the access that he truly has. At peak demand he has 192 spaces in excess of what's required, to alleviate some of the issues and planning the best plans are no good if it doesn't work so the issue that has come up is with regard to where the parking is allocated. Clearly it's a difficult situation. What Mr. Kenwood has proposed is taking this first bank of spaces here which is directly in front of the retail and office areas providing 30 minimum parking to try and alleviate some of the congestion up front that happens when the theater's occupied. That being said, we have offered that to this board as a suggestion to mitigate some of the issues that have come about with regard to parking.

MR. ARGENIO: The hundred mile an hour version of that



is everybody's been to the movie at Destinta, parking is difficult when the weather's inclement, every mom takes their kid to the movies. Mr. Kenwood wants to rent space, this tenant wants to go into the space, Mr. Kenwood and the Town has enunciated through Mike Babcock that parking is a huge issue there, Mr. Kenwood suggested that those dozen or 13 stalls right in front of retail be designated as one hour parking or 30 minutes, some such thing to discourage theatergoers from parking. I have had discussions with Mike Babcock about this and in my mind, it's a good idea and with Mark as well and our thoughts were that, you know, capitalism will prevail in this, if the owner doesn't enforce this parking thing and the theatergoers park in the stalls nobody's going to come to The Little Gym and he'll go out of business and leave the plaza. So it's almost like a self-enforcing type thing. However, in the approval to label this parking Mr. Kenwood has agreed to come back in a year to see us just in case something, if something comes up between now and then it's a problem we'll have to revisit it, but this keeps him going, keeps his facility rented and provides something for the kids of our community. So what do we need to do with this, Mark?

MR. EDSALL: First I just want to put into the record just for clarity that the site is not operating on the basis of having all the parking spaces that are required under the Town Law. In the past, the board granted some flexibility for what's called a lot of times shared parking or overlapping parking which your code does allow under Section 300-59 (G), it does say that if you have uses that clearly occur at different times that you can effectively use the same space for both purposes. What this application is doing is further adjusting that flexibility and Mr. Kenwood in his letter has acknowledged that that's how this project is proceeding forward. So with that in the record, my suggestion is that you deem that there is not an application needed cause there's no physical

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alteration of the outside of the site other than posting some signs which is minor.

MR. ARGENIO: Mike will handle that.

MR. EDSALL: And authorize the matter to be referred to the building department. I have talked to Mike, I have agreed to work with his guys to review a layout for the signage and we'll see Mr. Kenwood in a year or Joe and if there's a problem in between, Mr. Kenwood said he's desirous of solving it as well, he will come back in before the year.

MR. BABCOCK: The only thing I'd like to ask if the applicant would possibly tie in the signs with the C.O. for Little Gym to have the signs up at that time.

MR. ARGENIO: I don't think you have to ask that, Mike, you agree with that, don't you?

MR. KENWOOD: Yes.

MR. ARGENIO: That's implicit in the application and the discussion.

MR. BABCOCK: Okay.

MR. SCHLESINGER: What's The Little Gym?

MR. MINUTA: Little Gym is a facility for kids, usually elementary school aged children, they have parallel bars, there's a tumbling area, there's functions that happen there, it's a franchise that has come to New Windsor and they'd like to lease.

MR. SCHLESINGER: Hours of operation?

MR. MINUTA: They're normal hours of operation during the daytime.

MR. SCHLESINGER: Nine o'clock Saturday night?

MR. MINUTA: I don't believe that's the case.

MR. SCHLESINGER: We're concerned about parking for Little Gym in conflict primarily with the movie theater?

MR. MINUTA: Correct.

MR. SCHLESINGER: I don't think there's going to be a conflict on Monday afternoons after school so I understand the concern of the person that wants the least space, he wants to bat a hundred percent which I agree he should have parking available. The only other question I have is I think the idea and the concept is great if it could be enforced.

MR. ARGENIO: And as I said, they can enforce it or don't, if they don't enforce it, he'll be out of business before you know it.

MR. SCHLESINGER: It's up to the--

MR. ARGENIO: The applicant, we're not spending--go ahead, Dominic.

MR. CORDISCO: No, I was just going to add the fact that this is not rising to the level of the site plan amendment, you know, so there's really not anything for the board to approve or disapprove at this point. I think that just offering to make these mitigation measures which are fairly minor but should address the problem but will be dealt with primarily through the building department.

MR. SCHLESINGER: Well, as Jerry said, I think that the important thing is that it's everybody's concern, you know, the landlord and tenant, so hopefully like you're saying that will work itself out that way.

MR. EDSALL: Just for the benefit of the board members, if you recall the last discussion we actually were talking about 60 minutes and I kind of bought into that under the concept that The Little Gym users may need 60 minutes, Mr. Kenwood clarified that his intent is to more focus these parking spaces toward everyone other than The Little Gym and the theater for the pharmacy somebody has to pick something up, takes five minutes, they don't have a spot, that's why he's actually--

MR. ARGENIO: Legal drugs or illegal drugs?

MR. EDSALL: Hopefully legal, but he's trying to actually tailor it all the way down to 30 minutes so the little shops at the most benefit which I thought was a good modification.

MR. MINUTA: To dovetail that, if I may, Mr. Chairman, The Little Gym is located on this portion of the lot and after speaking with the tenant he believes that the majority of his clientele will be parking in this location anyway so it's a good thing.

MR. ARGENIO: Do we need to vote on this?

MR. EDSALL: No.

MR. ARGENIO: You have been directed, take care of it, Mike and Mark. Joe, good luck to you. Good to see you again.

SENIOR\_HOUSING\_REGULATIONS

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MR. ARGENIO: The last thing is senior housing regulations. As you guys know, I gave all you folks a copy of the senior housing regulations. The abridged version is this, we reviewed them once quite a few months ago, the regulations span to administrations, this we approved them in their form that they were submitted to us last time, this administration currently picked up where the other administration left off and continued forward with the housing, senior housing regulations, and they wanted to make a few minor changes. I gave you members at the last meeting copies of the regulations and a summary sheet with the three or four or two changes that the current administration wants to make. The Town Board certainly doesn't need our approval but they'd like favorable recommendation on the senior housing resolutions as they're written and they would like that recommendation tonight so they can have a public hearing on April 4. That's it, right?

SUPERVISOR GREEN: The board should just be aware that today we received approval from the County Planning on both and the board should also be aware that there's two phases to this, there's two sections to this, one is a senior housing regulation and one is a total affordable senior housing regulation. We received comments back from the county planning board today, very favorable, matter of fact, rather flattering for the County Planning Board with one clarification, I think there's something just wasn't written so that it's understandable, we made that change today and two typographical errors, one grammatical error and one typographical error, I didn't know they were quite so efficient but the report was excellent.

MR. ARGENIO: That being said, anybody sees fit I'll accept a motion.

MR. SCHLESINGER: I have a question. I don't understand one thing in the cover letter dated March 6 change in Section 1 (B) indoor community space has been changed from 40 square feet to 20 square feet? Explain this to me.

MR. EDSALL: It's per unit.

MR. SCHLESINGER: Okay.

MR. EDSALL: It's per unit, makes it real easy.

MR. ARGENIO: I said the same exact thing, I said this is ridiculous, are you guys kidding me with this? That's funny.

MR. SCHLESINGER: Couple little things, I think we're all on the same page.

MR. ARGENIO: You know what I did, I took out a tape measure and I stretched out 40 square feet and I said this is insane.

MR. EDSALL: It's like a padded room.

MR. ARGENIO: Senior people get older but not that small.

SUPERVISOR GREEN: We set a minimum requirement for meeting space because that's always the sticking point in these condominiums in the clubhouse area, never enough room for meeting space.

MR. SCHLESINGER: I agree with it but I knew it has to be something missing there. The other question I had was we're talking about the, not the total affordable, the other one, page 6 occupancy and occupancy definitions for the purpose of this section affordable housing shall mean residential units available for sales price or rental fee that will be affordable to

households earning 100 percent, the Orange County New York median family income as established by the New York State Department of--or if no such statistics are available--that's a little ambiguous.

SUPERVISOR GREEN: That wording is straight out of the State Code, that's what they call affordable, that's how they--

MR. SCHLESINGER: But problem is I don't understand it.

SUPERVISOR GREEN: I don't understand how they work out affordable.

MR. BABCOCK: The County makes that number.

MR. SCHLESINGER: They're going to give us that number?

SUPERVISOR GREEN: They give whoever's providing the affordable housing they give them that number and then the units base, the rental unit is based on that.

MR. ARGENIO: Dominic, did you have something you wanted to offer?

MR. CORDISCO: If the board's inclined to make a positive recommendation on these two laws consistent with what we have done in the past is the board has directed me to provide a letter to the Town Board so that there's a clear record that the board has taken action and I recognize that the public hearing is coming up on the 4th, I'd be happy to get that out before the end of the week so the Town Board will have that in their hands.

MR. ARGENIO: Neil, do you react favorably to these regulations?

MR. SCHLESINGER: Absolutely.

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MR. BROWN: Yes.

MR. GALLAGHER: Yes.

MR. ARGENIO: I react favorably too. You have been authorized to do that.

MR. CORDISCO: If you'd take a motion.

MR. ARGENIO: I'll have a motion.

MR. SCHLESINGER: Motion made that the New Windsor Planning Board is in favor and stand behind the many proposals.

MR. GALLAGHER: Second it.

MR. ARGENIO: If there's no further discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE



APPROVAL\_OF\_MINUTES\_DATED\_2/28/07\_&\_3/14/07

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MR. ARGENIO: Welcome back, Mike. One last thing I skipped this in the beginning because I was, I wanted to make sure I didn't forget about the, to acknowledge Joe Minuta's service for the past four or five years since he's been on this board relative to the meeting minutes of 2/28 and 3/14/07, unless anybody takes exception to anything that's in there I'll accept a motion that we accept them as written.

MR. SCHLESINGER: Motion.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board accept the meeting minutes of 2/28 and 3/14 of '07 as written. If there is no further discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Motion to adjourn?

MR. BROWN: So moved.

MR. SCHLESINGER: Second it.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE

March 28, 2007

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MR. ARGENIO

AYE

Respectfully Submitted By:

Frances Roth  
Stenographer